



Plattsburgh, New York.

Current market data.

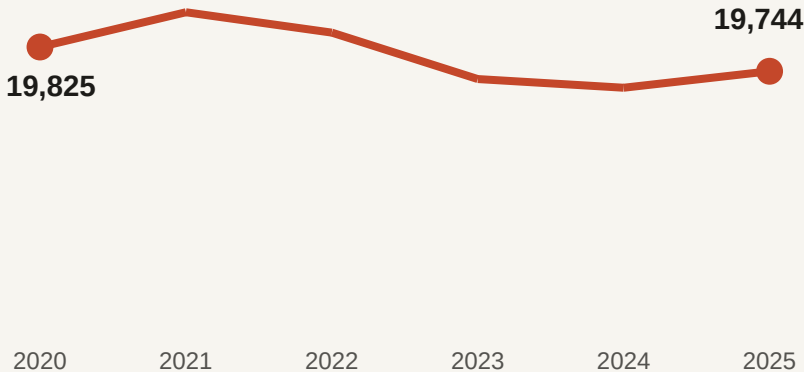
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Steady. Within 1% of 2020,
every year since.

19,744

people, the 45th-largest of New York's cities and towns.



THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

74.7%

of 11,804 jobs located in Plattsburgh are filled by
in-commuters.



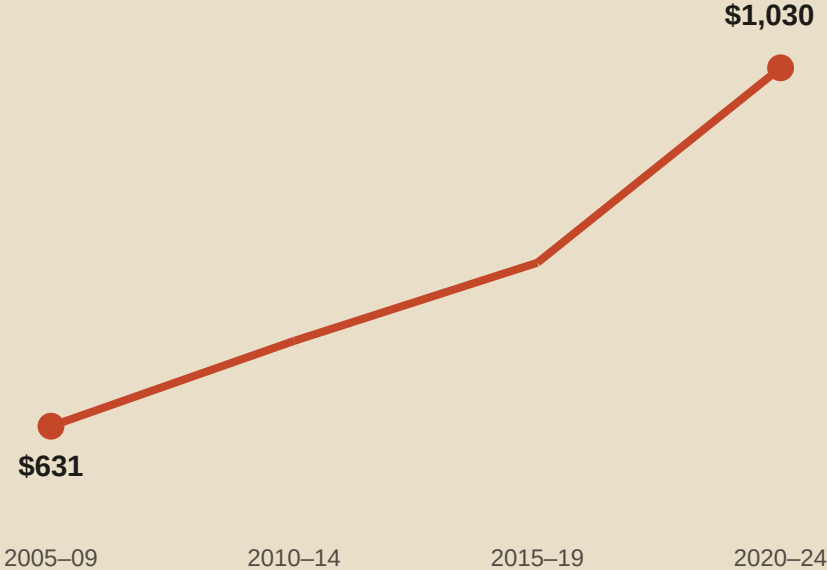
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$1,030

a month. New York's median is \$1,621.



Source: Census ACS 5-year, 2020-2024



THE SEAM

Cross one tract line and median rent jumps \$574.

A \$574 gap between neighbors, the sharpest rent edge between adjacent tracts in Clinton County.

TRACT 1022

\$737

TRACT 1032

\$1,311

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

268

homes permitted, 2022–2025

88%

of those were in multifamily
buildings

86%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 9,960 homes here.

51–118

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 54% less than New York's.

\$195,900

median home value in Plattsburgh.

Plattsburgh



\$195,900

New York



\$423,800

U.S.



\$332,700

THAT WAS PLATTSBURGH'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ny/plattsburgh/

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